

City Council Workshop



November 30, 2021

Page 1

City Council Workshop



City Council Workshop

- Agenda
 - Drive-Thrus
 - Gated Communities
 - Car Washes
 - Multi-Family Parking
 - Open Space Requirements
 - State of California Housing Legislation
 - Cannabis
 - Quiet Zones

Drive-Thrus



November 30, 2021

- Fontana Municipal Code
 - Min. 132 ft (7 cars) of stacking distance from drive-up window to the entrance of the stacking space.
 - Drive-thru not permitted adjacent to residential zone parcels
 - All new drive-thru restaurants shall have a solid decorative porte cochere above the drive-thru window.

Page 3

Drive-Thru

Drive-Thrus



- Current Situations
 - High volume businesses (example: In-n-out)
 - Not enough Stacking
 - Blocking drive aisles
 - Backing into the street
 - Average volume businesses
 - No Stacking issues

Drive-Thrus – Pictures of High Volume business



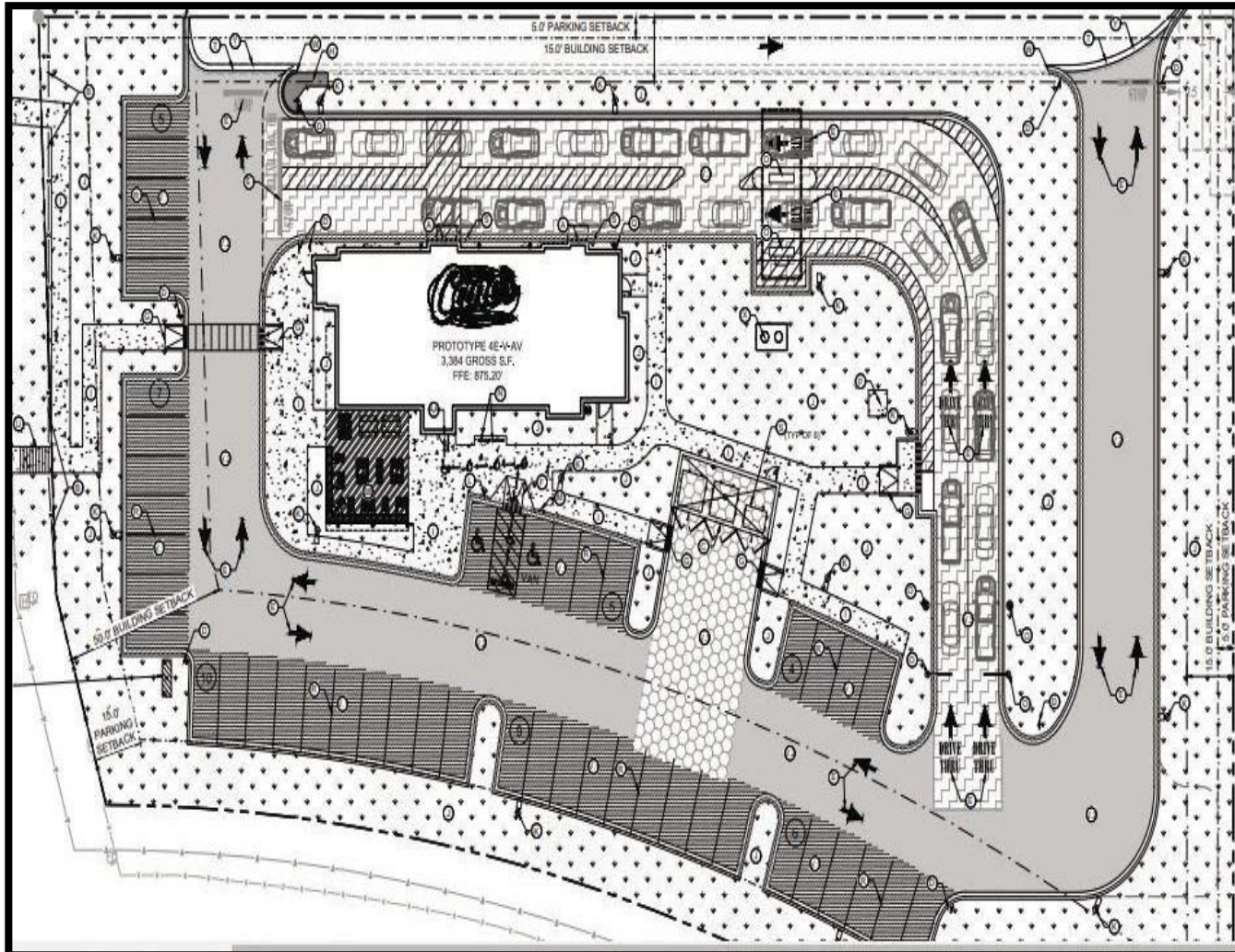
Drive-Thrus – Pictures of Average Volume Businesses

- Average Volume Businesses
 - Wendy's
 - Jack in the Box



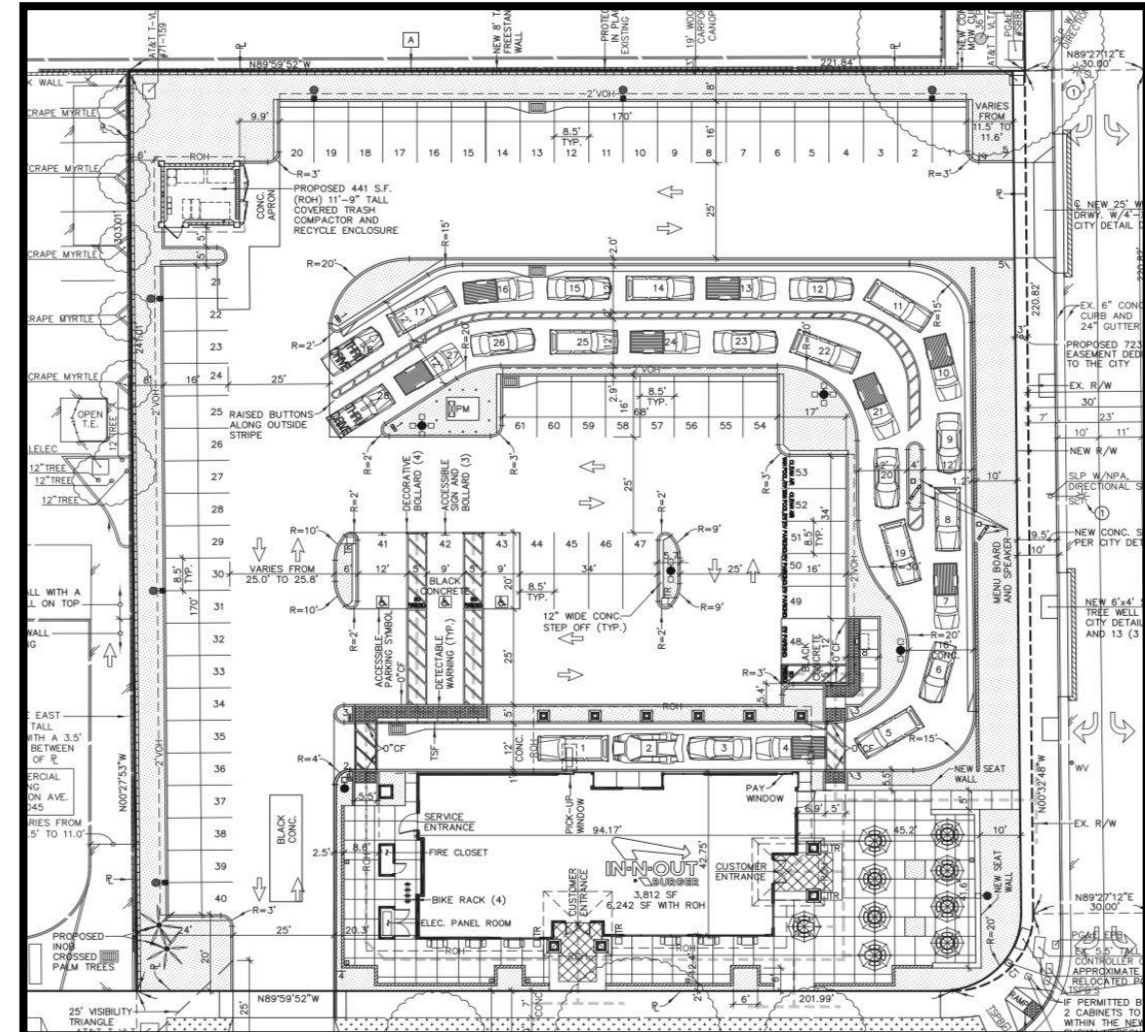
Drive-Thru

Drive-Thrus – Proposed Solutions



November 30, 2021

Page 7



Drive-Thru

Drive-Thrus solutions – Pictures of multiple drive-thru lanes



November 30, 2021



Page 8

Drive-Thru

Drive-Thrus

- Recommendations
 - Modify the FMC
 - Larger Stacking Distance for certain type of business
 - Require multiple drive-thru lanes for high volume uses
 - Require By-Pass Lane
 - Require Queuing Study
 - Survey information on historical volume/stacking count

Gated Communities

- Fontana Municipal Code
 - There is no requirement for gating communities unless required as part of a Specific Plan (i.e. Arboretum Specific Plan)



Gated Communities



- Gates restrict pedestrians and vehicular traffic
- Gates require added cost for initial installation
- Gates require ongoing cost for maintenance
- Gates require specialized lock (Knox) for public safety personnel
- Gates generally require private streets which carry ongoing maintenance costs for homeowners
- HOA required for long-term maintenance of gates and street = added cost and overall neighborhood administration and oversight

Gated Communities



- Recommendation
 - Continue to review the function and design of gated and non-gated communities but do not require gates.
 - Encourage gating by defining as an amenity under Municipal Code

Car Washes



Full Service Car Washes

Quick Quack Car Wash 11141 Sierra Avenue

Quick Quack Car Wash 10520 Sierra Avenue

Ponderosa Self-Serve Car Wash 16860 Valley Boulevard

Fontana Express Car Wash 9617 Sierra Avenue

Quick Quack Car Wash 9540 Sierra Avenue

Sierra Car Wash and Detail Shop 9146 Sierra Avenue

Zipline Express Car Wash 8453 Citrus Avenue

Foothill Express Car Wash 16345 Foothill Boulevard

Splash Car Spa 17154 Foothill Boulevard

Quick Quack Car Wash 17030 S Highland Avenue

Jet Speed Express 6233 Sierra Avenue

Wash Bank Express Carwash Fontana 14564 Foothill Boulevard

Raceway Express Car Wash 7460 Cherry Avenue

Cherry Avenue (In process)

S Highland Avenue (In Process)

Car Washes

Gas Station Car Washes

Mobile Car wash 16894 Valley Boulevard
Mobile Car wash 16925 Foothill Boulevard
Chevron One Stop Car wash 16705 Merrill Avenue
Chevron Extra Mile Car wash 15160 Summit Avenue
Shell Car wash 7330 Cherry Avenue
Shell Car wash 17725 Foothill Boulevard
7-Eleven Car wash 15264 Summit Avenue
USA Car wash (Speedway) 13539 Baseline Avenue
76 Car wash 16125 Baseline Avenue
ARCO Car wash 10087 Sierra Avenue
ARCO Car wash 6599 Citrus Avenue
ARCO Car wash 10062 Cherry Avenue
ARCO Car wash 16120 Slover Avenue
Foothill Boulevard (Coming Soon ARCO)

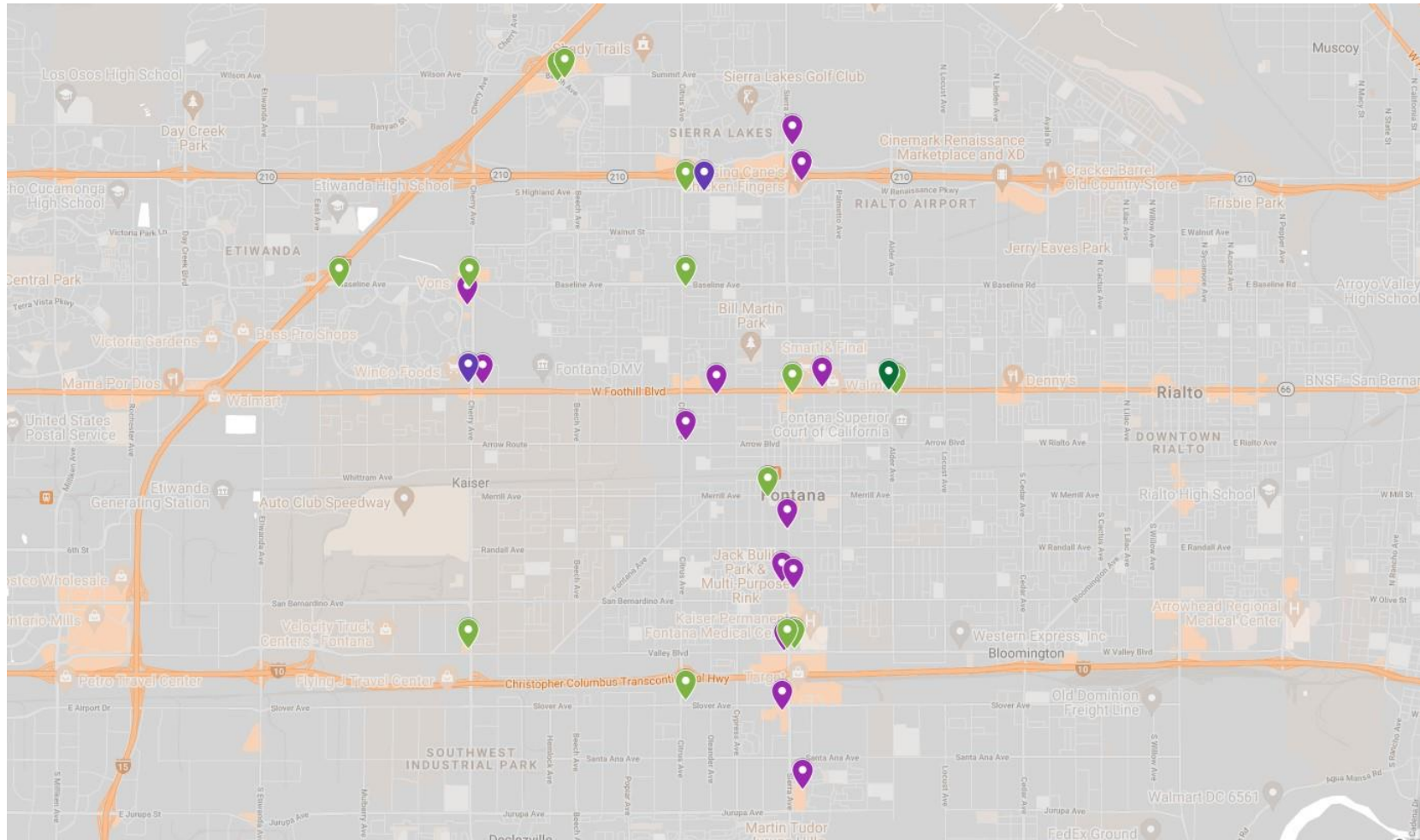


Location Map

Purple – Full
Service

Green – Gas
Station

Darker Shades are
proposed or in
process



Recommendations

- Promote historical characteristics
- Ensure that the design of carwashes screens the vacuum areas
- Provide more screening from the public right of way
- Require a commercial or retail component for carwashes
- Create a minimum separation distance between car washes and/or between car washes and residential development.
- Potentially require use of recycled water

Multi-Family Parking

Current Code Parking Requirements

Parking varies by unit type (condominium, apartment, or senior housing) and number of bedrooms in the unit so we will use a 2-bedroom 1,000 SF example

Zone	Parking Requirement	Spaces needed per unit
R-2 /3 Detached Condo	2 garage spaces, .5 open, .33 per guest	2.83
R-2 /3 Apartment/Condo	2 garage spaces and .33 per guest	2.33
R-4 /5 Regular	2 spaces minimum and .25 guest	2.25
R-4/ /5 within transit area	1.75 spaces to 2 spaces max	1.75
R-4 /5 Mixed Use transit	1.5 to 1.75 spaces max	1.5
RMU	Same as R-2 / R-3	2.83
FBC	1.5 spaces	1.5
Senior Housing	1.25 per unit and 0.125 guest	1.375

Recommendations

Consider amending the code to provide more flexibility for the parking requirements (e.g. ability to reduce required parking via Director's approval).

Implement strategies in the code to promote alternate forms of transportation and other transportation management strategies to reduce parking.

Open Space

Current Code Open Space Requirements

	Common Open Space	Private and Common Combined
R-2	35%	40%
R-3	35%	40%
R-4	30%	35%
R-5	30%	35%
R-4/5 if Mixed Use development	20%	25%
RMU		100 SF per unit
FBC	5% if larger than 2 acres	8 x 8 space per unit
percentage of adjusted gross acreage of project area, minimum		

Open Space

Open space is land within or related to a development, not individually owned or dedicated for public use, which is designed and intended for the common use or enjoyment of the residents of the development and may include such complementary structures and improvements (e.g., recreational facilities) as appropriate.



November 30, 2021



Page 20

Open Space

Recommendations

- Define open space requirement to relate to an overall site percentage that is more manageable and predictable.
- Increase the flexibility of amenities and open space types
- In projects adjacent or near established parks, provide a more flexible standard.



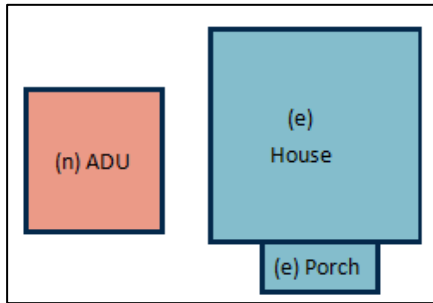
State of California Housing Legislation

Accessory Dwelling Units – Effective 1/1/20

	Standards
Where ADUs Are Permitted	<ul style="list-style-type: none">-All residential zones-Existing/proposed single or multi-family development
Number of ADUs	<ul style="list-style-type: none">-Single-family: One junior and one standard/non-standard ADU-Multi-family: 25% of number of units (min. 1)in existing space + two detached
Setbacks	Reduce setback.....-feet rear and side setbacks for detached ADUs
Development Impact Fees (DIFs)	DIFs required for ADUs larger than 750 sq. ft.
Parking Replacement	Converted garage parking does not have to be replaced on site...XXX

Types of Accessory Dwelling Units (ADUs)

Detached



or

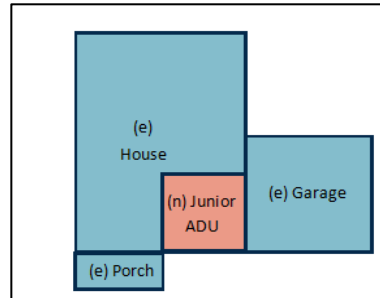
Standard

- 800 sq. ft. max.
- 16' tall max.
- 0' front setback
- 4' side and rear setbacks

Non-Standard

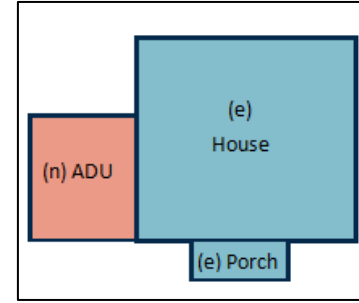
- 1,200 sq. ft. max.
- 35' tall max.
- 18' front setback
- 4' side and rear setbacks

Junior



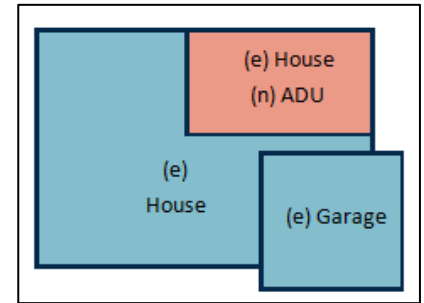
- 500 sq. ft. max
- Converted from living space or attached garage
- Allowed along with a detached ADU

Attached



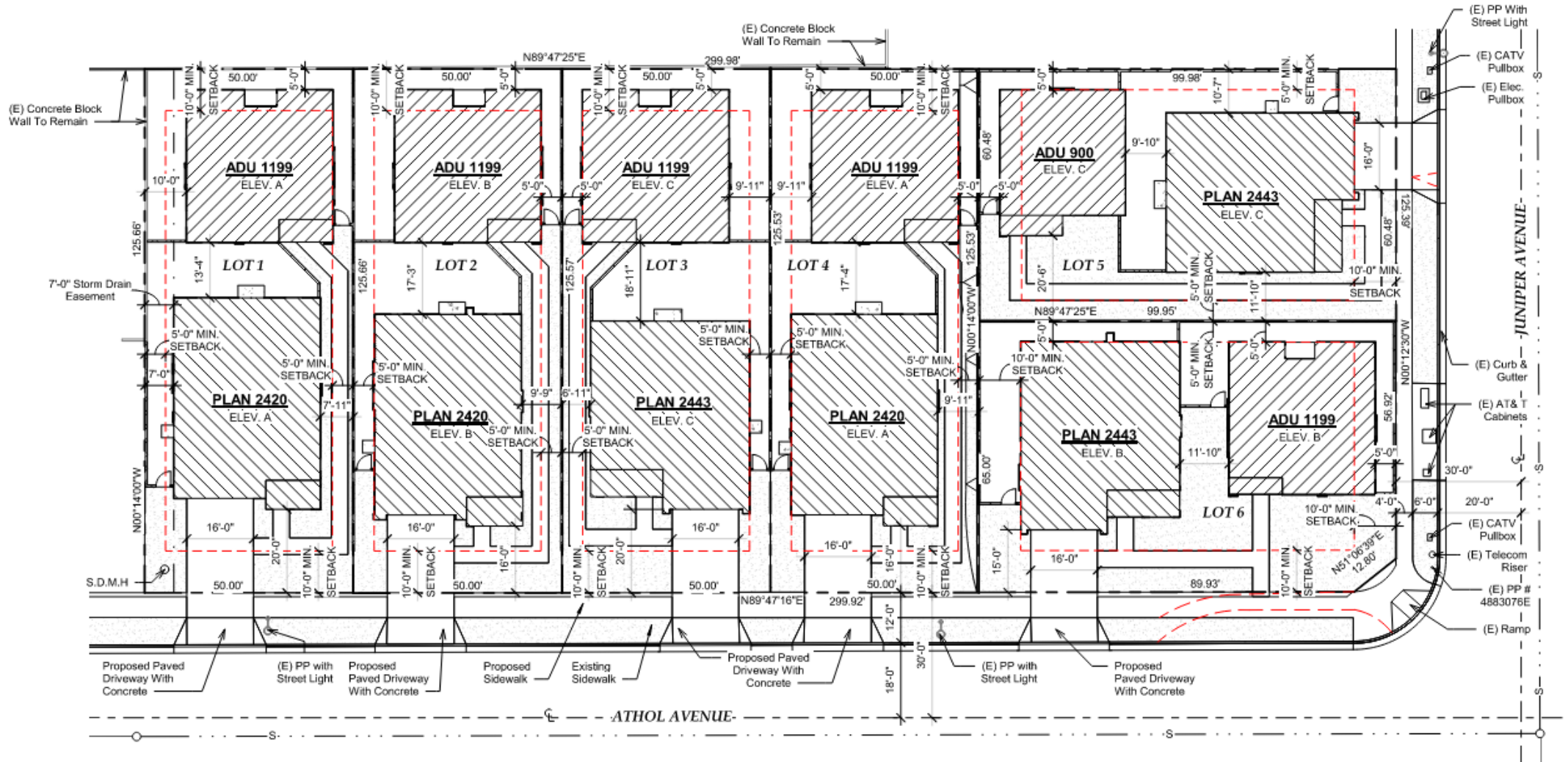
- May be 50% of size of main dwelling
- Must be independent of the main dwelling

Integrated



- Converted from space in existing dwelling
- No size limitation

Sample Site Plan



SB 9: Lot Splits

- Effective January 1, 2022, City must approve “urban lot splits” on single-family residential parcels
- Lot split criteria:
 - A maximum two (2) parcels may be created
 - New parcels approx. equal in size
 - Parcels must be minimum 1,200 square feet
 - Lots may not be split again
 - Owner must live in one unit for minimum three (3) years

SB 9: Lot Splits

- City of Fontana:
 - May impose objective zoning, subdivision & design standards
 - May require public utility easements and right-of-way access
 - Must require that tenancies be longer than 30 days
 - Must not be in very high fire hazard severity zones, historic district, etc.

SB 9: Duplexes

- Effective January 1, 2022, City must allow up to 2 units on single-family residential parcels
- City of Fontana:
 - May impose objective zoning, subdivision & design standards
 - May require off-street parking up to one space per unit
 - Must require rental of any unit be for longer than 30 days

Cannabis



November 30, 2021

Page 29

Cannabis

Cannabis



November 30, 2021

Page 30

- Cannabis Businesses
 - Retail / Dispensaries
 - With or without onsite consumption
 - With or without delivery
 - Cultivation
 - Manufacturing
 - Testing Laboratories
 - Distribution
 - Microbusiness

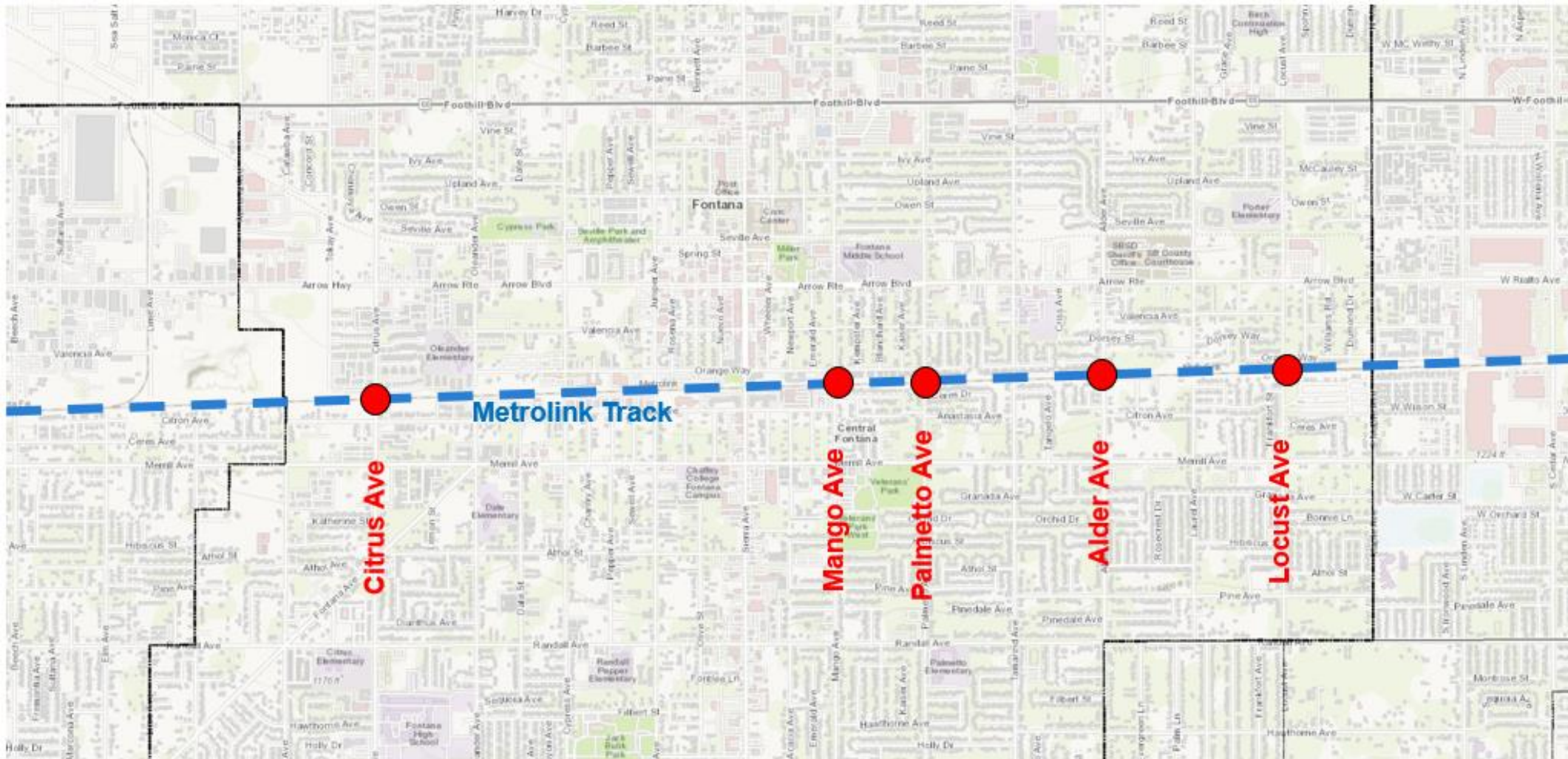
Cannabis



Quiet Zones



Quiet Zones



Quiet Zones



November 30, 2021

Page 33

Quiet Zones

